

Connells

Tame Avenue
BURNTWOOD

Tame Avenue
BURNTWOOD WS7 9JQ

for sale offers in the region of
£400,000







Property Description

A Superb Detached Family Home with Fantastic Potential - Situated in a sought-after cul-de-sac location within Burntwood Green, this beautifully maintained three-bedroom detached home offers spacious and versatile accommodation, a generous driveway and a wonderfully private rear garden. Offered for sale with NO ONWARD CHAIN, the property is an excellent opportunity for buyers seeking a home they can enjoy immediately, whilst also having exciting potential to further enhance and personalise. The accommodation briefly comprises: a welcoming entrance hallway, guest cloakroom/WC, spacious lounge, separate dining room, fitted kitchen and conservatory overlooking the rear garden. A particularly appealing feature is the double tandem garage, which incorporates an additional study room and offers further scope for conversion or adaptation, subject to the necessary planning permissions and building regulations. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a substantial driveway providing ample off-road parking, together with an attractive front garden. To the rear is a particularly private and well-established garden, offering an excellent space for relaxing, entertaining and enjoying the outdoors. Detached, well cared for and offering considerable scope for future improvement, this is a fantastic opportunity to acquire a versatile family home in a popular residential setting. Early viewing is essential.

Entrance Hallway

Guest Wc

Lounge
15' 5" x 10' 5" (4.70m x 3.17m)

Dining Room
9' 5" x 7' 5" (2.87m x 2.26m)

Conservatory
9' 5" x 8' 10" (2.87m x 2.69m)

Kitchen
12' 5" x 8' 6" (3.78m x 2.59m)

First Floor

Bedroom One
11' 1" x 8' 6" (3.38m x 2.59m)

Bedroom Two
9' 8" x 8' 5" (2.95m x 2.57m)

Bedroom Three
7' 9" x 7' 9" (2.36m x 2.36m)

Family Bathroom

Doubel Tandem Garage And Study
28' 5" x 8' 8" (8.66m x 2.64m)

Plentiful Driveway

Private Rear Garden

Cul De Sac Location

Popular Area Of Burntwood

No Onward Chain

Location

Situated in the heart of Staffordshire, Burntwood is a popular and well-established town offering an appealing blend of community spirit, local heritage and convenient modern living. Steeped in history, with roots dating back centuries, the town has evolved from its rural and mining heritage into a thriving residential location, whilst retaining much of its distinctive character. Burntwood Green enjoys its own sense of identity, reflecting the area's traditional village roots and established community feel. Ideally positioned for access to the historic cathedral city of Lichfield, Cannock and the wider West Midlands, the area benefits from a range of local shops, schools, leisure facilities and everyday amenities. For those who enjoy the outdoors, the beautiful surroundings of Chasewater Country Park, Cannock Chase and the Staffordshire countryside are all within easy reach, providing wonderful opportunities for walking, cycling and recreation. Combining a rich local history with excellent connectivity and an attractive setting, Burntwood and Burntwood Green offer a wonderful place to call home.

Agent's Notes

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and AML checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



















Ground Floor **First Floor**

Total floor area 109.5 m² (1,179 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11-13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312526

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.